PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

INTERNATIONAL RESIDENTIAL CODE (2003) SUMMARY

GENERAL INFORMATION

The IRC is a prescriptive code and applies to one and two-family dwellings (detached) and multiple single-family dwellings (townhouses) with separate means of egress. This handout serves as a brief overview on the 2003 International Residential Code w/ detailed requirements for In-Slope Buildings, for more information on specific requirements, please refer to the complete adopted City of Liberty Lake 2003 International Residential Code.

ADMINISTRATIVE

- Applies to one and two-family dwellings (detached) and multiple single-family dwellings (townhouses) with separate means of egress. (IRC 101.2) Each individual townhouse must be structurally independent, subject to limited exceptions. (R317.2.4)
- Detached accessory buildings with a floor area 200 sq. ft or less are exempt from permit requirements but still need to comply with code requirements. (IRC 105.2 (1))
- Phased approvals, such as for footings and foundations, are permitted. (IRC 106.3)
- Certificates of Occupancy are now required. (IRC 110)

BUILDING PLANNING

- The IRC is prescriptive. If the design of a structure is based on engineering provisions not contained in IRC it must comply with the International Building Code. The IRC still applies if only certain elements of a structure are engineered. (IRC 301)
- Prescriptive cantilevers are permitted if they do not exceed (4) times the joist depth, provided floor joists are a minimum 2 X 10 or larger @ 16" o.c.; others require engineering. (IRC 301.2.2.2.2)
- Minimum live loads are prescribed, i.e., general floor loads are 40 psf; sleeping rooms are permitted at 30 psf. (IRC Table R301.5)
- Stairway illumination required for interior & exterior stairs: Controls are required to be located at the top & bottom of stairs (interior and exterior stairways). (IRC 303.6)
- Heating facilities are required to maintain a temperature of 68 degrees @ 3’-0 above floor and 2’ from exterior walls. (UBC was 70 degrees). (IRC 303.8)
- IRC ceiling height 7’-0 (vs. 7’6" under the UBC). (IRC 305)

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- Openings from garage to sleeping rooms are not permitted. (IRC 309.1)
- Doors between a garage and a dwelling: 20 minute fire-rating (no change); No requirement for self-closing devices. (IRC 309.1)
- Ductwork 26 ga. (same as UBC) – no openings permitted into garage. (IRC 309.1.1)
- 1/2” gypsum separating residence and attic from garage, applied to garage side. If there is habitable space above the garage, 5/8" Type X is required on the lid with 1/2” on supporting structures. (IRC 309.2)
- Garage slabs to be sloped to approved drain, or main vehicle door. (IRC 309.3)
- Basements require at least one egress window; basement (and all) sleeping rooms require one in each, however adjacent rooms would not. (IRC 310.1)
- Egress window size is the same (5.7 sq. ft.) however grade level egress windows may be 5 sq. ft. (IRC 310.1)
- Window wells over 44" require permanent ladder/steps:
  - Ladder = 12" wide, 3" out from well, not to exceed 18" between rungs.
  - Steps: exempt from rise/run requirements used for stairs. (IRC 310.2)
- Exterior balconies, landings and stairs required to be positively attached to the primary structure by lag bolts, or through bolts. (IRC 311.2)
- Enclosed accessible space below stairs = 1/2” gypsum board on enclosed side. (IRC 311.2)
- Landings at Doors:
  - Exception permits no landing on the exterior side, at other than the required exit door, provided there are two (2) or fewer risers. (IRC 311.4.3)
  - Primary exit door landing maximum 1½” below top of threshold; other landings (if required) may be 7¾” below top of threshold. (IRC 311.4.3)
- Stairs:
  - Minimum width = 36" from top of handrail to required headroom. (IRC 311.5)
  - 31½” clear width permitted from top of handrail down, if handrail provided on one side only; 27" clear width permitted from top of handrail down, if handrail provided on both sides. (IRC 311.5)
  - Maximum riser height is 7¾”. (IRC 311.5.3.1)
  - Minimum tread width is 10". (IRC 311.5.3.2)
  - Winder treads: 10" width required @ 12" from the narrow end of the tread; 6" min at any point but, winder widths cannot vary more than ± 3/8” from others at the walkline (located 12" in from narrow end). (IRC 311.5.3.2)
  - Stair treads required to have nosings – 3/4” min. to 1¼” max. including floor or landings. Exception does not require nosing if 11" tread depth is provided. (IRC 311.5.3.3)
  - Open risers are permitted if openings between treads does not allow passage of a 4" diameter sphere. (IRC 311.5.3.3)
- Landings for Stairways:
  - Same width as stair served (could be 27" straight run of stairs if handrail on both sides) and, 36" in direction of travel. (IRC 311.5.4)
  - Landing or floor interruption required for every 12’ of vertical rise. (IRC 311.5.4)
- Slope of treads or landings not to exceed 1" vertical: 48" horizontal. (IRC 311.5.5)

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- Handrail Grip Size:
  - Type I = Standard Round 1¼ " –2" (IRC 311.5.6.3)
  - Type II = Milled or site fabricated types (see code for specifics). Finger grooves required on both sides. (IRC 311.5.6.3)
- Smoke alarms are still required in each sleeping room, and outside in the immediate vicinity of the sleeping area, as well as each story and basements. Split level with no intervening door may have one on upper level, provided not more than one story below. Must be interconnected. (IRC 313)
- Alterations, repairs, additions:
  - Will require smoke alarms as in new construction, interconnected with existing alarms, etc. Not required if only exterior repairs or if crawl space, attic or basement do not exist to accommodate new wiring. (IRC 313.1.1)
  - Power source from house wiring w/ battery backup. (IRC 313.2)
- Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than 1-hour fire-resistance rating; Wall assemblies shall extend to the underside of the roof sheathing. Supporting construction of floor-ceiling assemblies shall have an equal or greater fire-resistive rating. Exception: A fire resistance rating of 1/2 hour is permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13. (IRC 317.1, IRC 317.1.1)
- Each townhouse is considered a separate building and must be separated by independent 1 hr. rated exterior walls. Exception allows a common 2 hr. fire-resistive rated wall, with no plumbing, ducts, vents, mechanical equipment regardless of material i.e.; cast iron, metal, etc. Does permit limited electrical. (IRC 317.2)
- Parapets apply to townhouses, There are exceptions that permit (although restrictive) alternatives to parapets. (IRC 317.2)
- With few exceptions, townhouses must be constructed independently from each other. (The logic is that the fire-damaged unit could be replaced entirely without disrupting the adjoining unit; also considered was independent/ overlapping insurance claims.) (IRC 317.2.4)
- Rated penetration requirements for through and membrane penetrations: Requirements apply to both two-family and townhouse structures. (IRC 317.3)
- Drainage: Finish grade away from foundation walls = 6" within the first 10'-0 (Exception allows for swales, etc.). (IRC 401.3)

FOUNDATIONS

- Generally, area soils are within 2000 psf: sand, silty sand, clayey sand, silty gravel, clayey gravel. (IRC Table 401.4.1)
- Exterior walls shall be supported on continuous footings. (IRC 403.1)
- Tables at a glance:
  - Wall width, reinforcement and heights are based primarily on soil types, height of unbalanced backfill and width of wall being supported. Width (thickness) is not based on the number of floor and roof loads supported, as was UBC.
  - Minimum reinforcement is grade 60 (60,000 psi).

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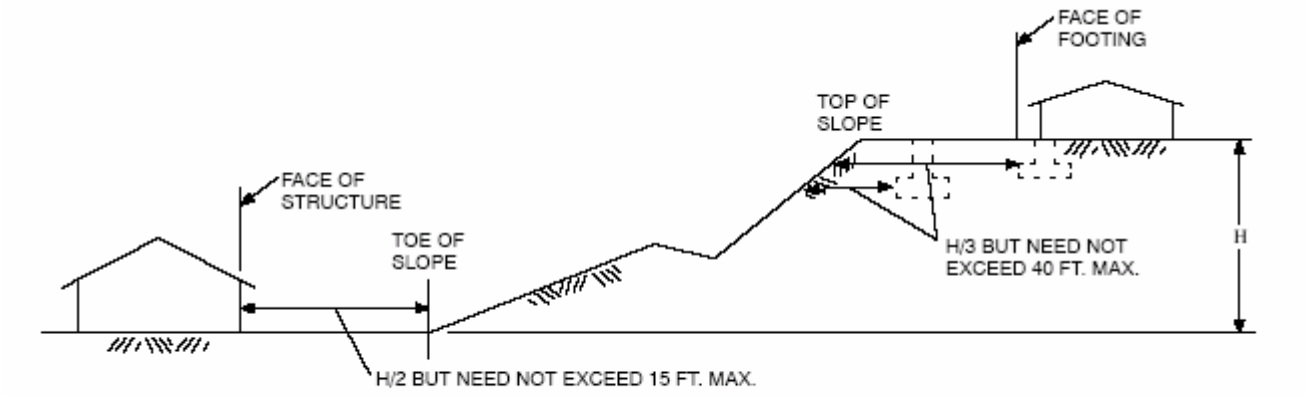
- ICF (Insulating Concrete Foundations) contained in prescriptive tables.
- 8", 10", 12" wall thickness required in reinforced foundation tables.
- 9'-0 high walls are contained within the tables (eliminates current engineered policy).

- Flat ICF wall systems require minimum 5½" concrete thickness, and grade 40 rebar. (Table 404.4(1))
- Steel columns shall have a rust-inhibitive paint applied to all surfaces, unless made of a material that is corrosion-resistant. (IRC 407.2)
- Columns no more than 48 inches in height on a pier or footing do not require base restraint when located in an under floor area completely enclosed by a foundation (crawl space). (IRC 407.3)
- Continuous running mechanical ventilation, or insulated crawl space walls and conditioned supply air, are allowed for purposes of providing crawl space ventilation. NOTE: Exception 5 would still require radon mitigation per VIAQ Code. (IRC 408.1)
- Damproofing required in the City; Foundation drain required in other than welldrained soils - required in designated stormwater control areas and identified plats.

IN-SLOPE BUILDINGS



For SI: 1 foot = 304.8 mm.

FIGURE R403.1.7.1
FOUNDATION CLEARANCE FROM SLOPES

Section J104 - Application Submittals

- J104.3 Soils report. A soils report prepared by registered design professionals shall be provided which shall identify the nature and distribution of exist ing soils; conclusions and recommendations for grading procedures; soil design criteria for any structures or embankments required to accomplish the proposed grading; and, where necessary, slope stability studies, and recommendations and conclusions regarding site geology.
  - Exception: A soils report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.
- J104.4 Liquefaction study. For sites with mapped maximum considered earthquake spectral response accelerations at short periods (*Ss*) greater than 0.5g as determined by Section 1615 of the IBC, a study of the liquefaction potential of the site shall be provided, and the recommendations in corporated in the plans.
  - Exception: A liquefaction study is not required where the building official determines from established local data that the liquefaction potential is low.

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Section J105 - Inspections

- J105.1 General. Most of this section was deleted or simplified. Inspections shall be governed by Section 109 of the IBC.
- J105.2 Special inspections. The special inspection requirements of Section 1704.7 of the IBC shall apply to work per formed under a grading permit where required by the building official.

Section J106 - Excavations

- J106.1 Maximum slope. The slope of cut surfaces shall be no steeper than is safe for the in tended use, and shall be no steeper than 2 horizontal to 1 vertical (50 percent) unless the applicant furnishes a soils report justifying a steeper slope.
  - Exceptions:

    1. A cut surface may be at a slope of 1.5 horizontal to 1 vertical (67 percent) provided that all the following are met:

       1.1. It is not in tended to sup port structures or surcharges.

       1.2. It is adequately protected against erosion.

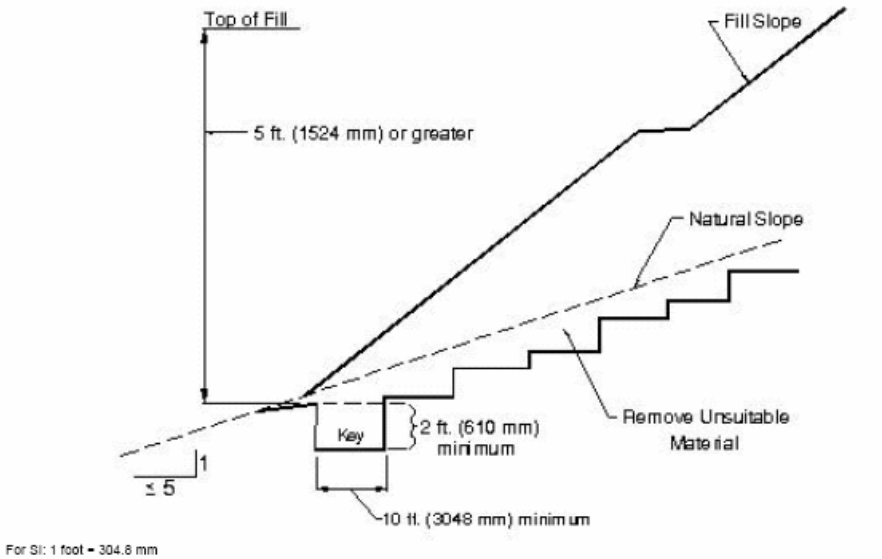
       1.3. It is no more than 8 feet (2438 mm) in height.

       1.4. It is approved by the building official.

    2. A cut surface in bed rock shall be permitted to be at a slope of 1 horizontal to 1 vertical (100 percent).

Section J107 - Fills

- J107.1 General. Unless otherwise recommended in the soils report, fills shall conform to provisions of this section.
- J107.2 Surface preparation. The ground surface shall be prepared to receive fill by removing vegetation, top soil and other unsuitable materials, and scarifying the ground to provide a bond with the fill material.
- J107.3 Benching. Where existing grade is at a slope steeper than 5 horizontal to 1 vertical (20 percent) and the depth of the fill exceeds 5 feet (1524 mm) benching shall be provided in accordance with Figure J107.3 below. A key shall be pro vided which is at least 10 feet (3048 mm) in width and 2 feet (610 mm) in depth.



For SI: 1 foot = 304.8 mm

FIGURE J107.3
BENCHING DETAILS

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- J107.4 Fill material. Fill material shall not include organic, frozen or other deleterious materials. No rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall be included in fills.
- J107.5 Compaction. All fill material shall be compacted to 90 percent of maximum density as determined by ASTM D1557, Modified Proctor, in lifts not exceeding 12 inches (305 mm) in depth.
- J107.6 Maximum slope. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 2 horizontal to 1 vertical (50 percent) shall be justified by soils reports or engineering data.

Section J108 - Setbacks

- J108.1 General. Cut and fill slopes shall be set back from the property lines in accordance with this section. Setback dimensions shall be measured perpendicular to the property line and shall be as shown in Figure J108.1 below, unless substantiating data is submitted justifying reduced setbacks.

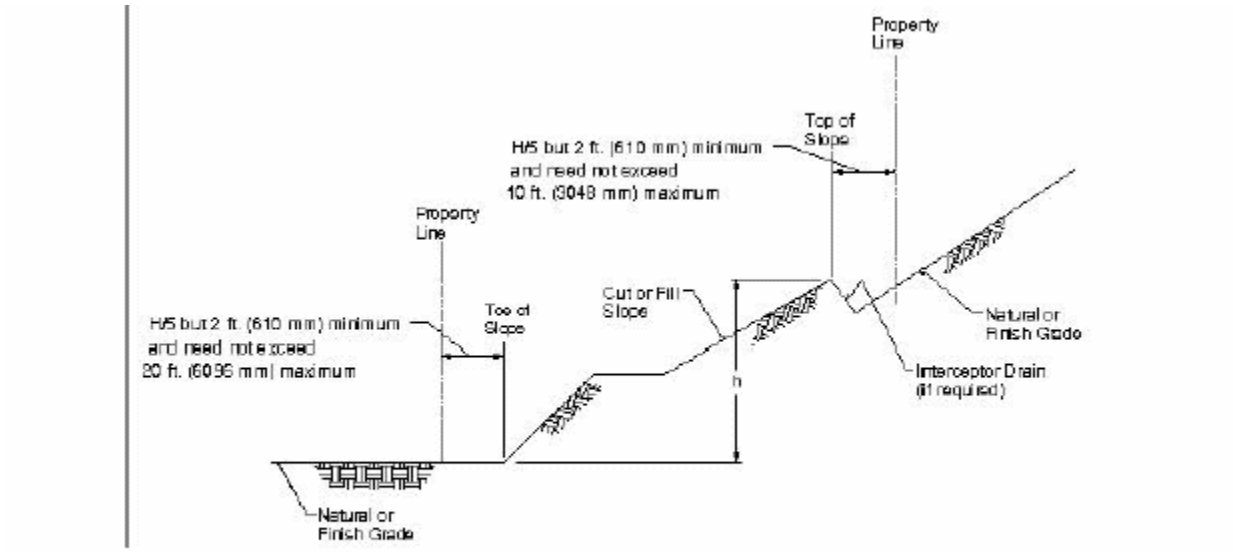

FIGURE J108.1
DRAINAGE DIMENSIONS

- J108.2 Top of slope. The setback at the top of a cut slope shall not be less than that shown in Figure J108.1 above, or than is required to accommodate any required interceptor drains, whichever is greater.
- J108.3 Slope protection. Where required to protect adjacent properties at the toe of a slope from adverse effects of the grading, additional protection, approved by the building official, shall be included. Such protection may include but shall not be limited to:
  1. Set backs greater than those required by Figure J108.1 above.
  2. Provisions for retaining walls or similar construction.
  3. Erosion protection of the fill slopes.
  4. Provision for the control of surface waters.

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Section J109 - Drainage and Terracing

- J109.1 General. Un less otherwise recommended by a registered design professional, drainage facilities and terracing shall be provided in accordance with the requirements of this section.
  - Exception: Drainage facilities and terracing need not be provided where the ground slope is not steeper than 3 horizontal to 1 vertical (33 percent).
- J109.2 Terraces. Terraces at least 6 feet (1829 mm) in width shall be established at not more than 30-foot (9144 mm) vertical intervals on all cut or fill slopes to control surface drainage and debris. Suit able access shall be provided to allow for cleaning and maintenance.

  Where more than two terraces are required, one terrace, located at approximately mid-height, shall be at least 12 feet (3658 mm) in width.

  Swales or ditches shall be provided on terraces. They shall have a minimum gradient of 20 horizontal to 1 vertical (5 percent) and shall be paved with concrete not less than 3 inches (76 mm) in thickness, or with other materials suitable to the application. They shall have a minimum depth of 12 inches (305 mm) and a minimum width of 5 feet (1524 mm).

  A single run of swale or ditch shall not collect run off from a tributary area exceeding 13,500 square feet (1256 m2) (projected) with out discharging into a down drain.
- J109.3 Interceptor drains. Interceptor drains shall be installed along the top of cut slopes receiving drainage from a tributary width greater than 40 feet, measured horizontally. They shall have a minimum depth of 1 foot (305 mm) and a minimum width of 3 feet (915 mm). The slope shall be approved by the building official, but shall not be less than 50 horizontal to 1 vertical (2 percent). The drain shall be paved with concrete not less than 3 inches (76 mm) in thick ness, or by other materials suitable to the application. Discharge from the drain shall be accomplished in a manner to prevent erosion and shall be approved by the building official.
- J109.4 Drainage across property lines. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices.

Section J110 - Erosion Control

- J110.1 General. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall be permitted to consist of effective planting.
  - Exception: Erosion control measures need not be provided on cut slopes not subject to erosion due to the erosion-resistant character of the materials.

    Erosion control for the slopes shall be installed as soon as practicable and prior to calling for final inspection.
- J110.2 Other devices. Where necessary, check dams, cribbing, rip rap or other devices or methods shall be employed to control erosion and provide safety.

FLOORS

- Reiterates attachment of decks to primary structure by means other than nails. (IRC 502.2.1)
- A reduction in floor loads for sleeping areas is allowed (increased floor joist span): 30 lbs/sq. ft. is now permitted in these areas vs. 40 lbs sq. ft. previously. Separate table provided for determination of joist spans. (IRC 502.3.1)

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- Floor cantilevers are regulated in this section. Two tables are provided, one for support of balconies only, the other for bearing wall and roof load only. (IRC 502.3.3)
- Floor joists under bearing partitions must be doubled, however the joists are allowed to be separated to permit passage of pipes, conduits and vents; they must be tied together every 4'0" o.c. with 2 x material. (IRC 502.4)
- Many header and girder spans are now identified in tables (502.5(1) and 502.5(2)). Also provided in the tables are the number of jack studs required for each header/girder end bearing. (IRC 502.5)
- Intermediate span bridging for floor joists has been reduced. None is required for joists 2 x 12 (nominal) or less in dimension. Previously (UBC) required for 2 x 12. (IRC 502.7.1)
- Drilling and notching requirements are essentially the same as UBC, however, language is added that restricts notching of 4- inch thickness or greater on the tension side, to the ends of the member. Also states that notches maintain a minimum of 2 inches from drilled/bored holes. (IRC 502.8.1)
- Steel Floor Framing - New prescriptive section. Limitations on size of structure (36' x 60', no greater than 2 stories in height). (IRC 505)

WALL CONSTRUCTION

- Compressible floor-covering materials may not extend under walls, partitions or columns which fasten to the floor. (Section 601.2.1)
- Stud size, height and spacing - Refers to Table R602.3(5) which is same as UBC (10'-0 max. unsupported stud height). Exception 2 refers to Table R602.3.1 for stud heights exceeding 10'-0. Caution: this second table cannot be applied in our area because of basic assumptions in the table footnotes: Footnote B assumes a 25 psf maximum snow load. (IRC Section 602.3.1)
- Drilling/notching of top plates: No framing strap required for top plates if notch is 50% or less than width of the plate(s). Exception allows elimination of the framing strap provided the entire side of the wall with the notch is sheathed with structural wood panels. (IRC 602.6.1)
- Headers: Refer to Tables R502.5(1) and R502.5(2) for header sizes and number of jack studs required. (IRC 602.7)
- Wood structural panel box headers: Allows for prescriptive (Table provided/details) box header applications. (Section 602.7.1)
- Wall bracing - Includes exterior and interior wall lines. Refers to Table R602.10.1 – size and percentage based on Seismic Zone C can range from 16% to 60% based on method chosen.
- Exterior wall bracing in wood wall construction must consist of braced wall panels constructed by the methods specified in Section 602.10.3. (IRC 602.10.1):
  - The amount and location of bracing is found in Table R602.10.1
  - Braced wall panels must begin no more than 12'-0 from the end of each braced wall line.
  - If braced wall panels begin more than 12'-0 from each end of a braced wall line, a designed collector shall be provided.
  - Braced wall panels in a braced wall line shall remain in line, except that out-of plane offsets not greater than 4'-0 are permitted and provided the total out-to out offset dimension in any braced wall line not to exceed 8'-0.

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- Interior spacing of braced wall lines not to exceed 35'-0 in either longitudinal or transverse directions in each story. 50'-0 spacing permitted if specific conditions are met. (Section 602.10.1.1)
- Braced wall panel construction methods: Eight options are provided. (IRC 602.10.3)
- Length of braced panels minimum 48": Exceptions: 2 exceptions recognize continuously sheathed walls, or alternate braced panel methods. (IRC 602.10.4)
- Continuous structural panel sheathing: Recognizes continuous wood structural panel sheathing (complying with method 3, 602.10.3) on exterior and interior braced walls. (IRC 602.10.5)
- Alternate braced wall panels: Allows replacement of each 4'-0 of braced wall panel as required by Section 602.10.4. (IRC 602.10.6)
- Option 1:
  - Length reduced to 2'-8".
  - Applies to one-story buildings.
  - Maximum wall panel height of 10'-0.
  - Minimum 3/8" wood structural panel one side, fastened with 8d nails, all edges solid blocked.
  - Minimum of (2) anchor bolts per panel.
  - Each panel end stud attached to a tiedown device rated at 1,800 pound uplift capacity.
  - Must be supported by a continuous foundation across the entire braced wall line.
  - This foundation requires (1) No. 4 rebar in the top and bottom or 12" x 12" continuous footing or foundation (turned down slab) with (1) No. 4 bar top and bottom, lapped minimum of 15" with the foundation reinforcement.
- Option 2:
  - First story of a two-story building
  - Panel in accordance with Item 1
  - Wood structural sheathing on both faces of the panel
  - Edge nailing at 4" o.c.
  - Three anchor bolts per panel
  - Tie-down devices rated at 3,000 lb uplift capacity.
- Braced wall panel sole plates shall be fastened to the floor framing (joists) and top plates fastened to the framing above. (IRC 602.10.8)
- Where joists run perpendicular to braced wall lines above, blocking shall be provided below and in-line with the braced wall above. (IRC 602.10.8)
- New prescriptive section for steel wall framing. (IRC 603)
- General masonry construction: Prescriptive, no design required if provisions of chapter are followed. (IRC 606)
- Glass unit masonry: Section covers installation of glass block units in exterior, interior, load-bearing and non-load bearing walls. (IRC 610)
- ICF wall construction covers above-grade applications. Building size limits. Reinforcement tables provided. (IRC 611)

WALL COVERING

- Table R702.3.5 regulates installation of gypsum wallboard:
  - 3/8” gypsum board permitted for walls with framing members 16” o.c. and on ceilings in limited circumstances.
  - Generally 1/2” gypsum board only permitted on ceilings with framing members spaced at 16” o.c. (If using water-based textures)
  - 5/8” type X gypsum board used on garage ceilings with habitable space above requires 6” o.c. fastening.
- Weather resistant sheathing paper: This section, in conjunction with Table R703.2, is more specific than the UBC as to when weather barriers are required. Weather resistant sheathing paper, 15 lb felt or equivalent may be required in more applications than the past. (IRC 703.2)
- Provides prescriptive requirements for supporting masonry veneer on wood/steel construction when the veneer cannot be supported directly on the foundation. System employs 4”x 6” x 5/16 ” angle-iron lag bolted to double studs spaced 16” o.c. Maximum height of supported veneer is 12’-8”. (IRC 703.7.2.1 and 703.7.2.2)
- Table R703.7.3 provided for sizing of angleiron lintel supporting masonry veneer over openings. (IRC 703.7.3)
- Exterior flashing requirements for the structure’s weather-resistant envelope. (IRC 703.8)
- Covers general requirements for Exterior Insulation Finish Systems (EIFS) installations. Weather-resistive barrier required under all EIFS systems. (IRC 703.9)

ROOF-CEILING CONSTRUCTION

- Finger-jointed wood bearing an approved grade mark may be used inter-changeably with solid sawn members. Finger jointed members marked “stud, stud only” would not be approved for horizontal applications. (IRC 802.1.2)
- Rafters may be framed to a ridge board or to each other with a gusset plate. (IRC 802.2)
- Ceiling joists and rafter shall be fastened to each other to form a continuous tie across the building. If ceiling joists are perpendicular to the rafters, 1 X 4 may be attached to the rafters at not more than 48” inches o.c. to complete the tie across the structure. Where rafter ties or ceiling joists are not provided, rafters shall be supported at their ridge by a beam (vaulted/ cathedral ceilings). (IRC 802.3.1)
- Rafters and ceiling joists having depth to width ratios of greater than 5 to 1 shall have blocking or other lateral support at their points of bearing. (IRC 802.8)
- Ceiling joist span tables include 19.2” o.c. spacing and separate tables for “no storage” and “limited storage”. Rafter charts also include 19.2” o.c. spacing. (IRC 802.8)
- Attic access opening size (22” x 30”) and headroom above (30”) are same as U.B.C. However, IRC specifies that any attic space 30 sq. ft. or larger and a vertical height of 30 inches or more, must be provided with a complying access. (IRC 807.1)

ROOF ASSEMBLIES

- Crickets and Saddles: New section requiring chimneys greater than 30 inches in width to be provided with crickets or saddles on the ridge side to divert water. (IRC 905.2.8.3)
- Section allows for a total of two roof coverings, including the new roof covering. UBC allowed a total of three. (IRC 907.3)

CHIMNEYS AND FIREPLACES

- Clearance to combustibles still requires a 2 inch minimum air space to framing members, however exceptions permit limited contact with combustible materials such as siding, trim and floor sheathing for masonry chimneys. These materials must maintain a minimum distance of 12 inches from the inside surface of the flue lining. (IRC 1001.15)
- This section provides figures and Tables for proper application and sizing of crickets. (IRC 905.2.8.3 and 1001.17)
- Provides the minimum clearances to combustible materials. Exceptions contain instances where combustible trim and sheathing is permitted to contact fireplace. (IRC 1003.11)

Copies of the International Residential Code may be purchased at:

- Architectural Books (A.I.A.) www.aiaspokane.org
  335 West Sprague Avenue, Spokane WA 99201
- Clark and Stone Book Company www.codemole.com
  204 N. Division Street, Spokane WA 99202
- International Code Council www.iccsafe.org
  5203 Leeburg Pike Suite 600, Falls Church, VA 22041
- Washington Association of Business Officials www.wabo.org
  P.O. Box 7310, Olympia, WA 98507-7310

Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation.

For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the City of Liberty Lake Planning & Community Development Department.

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